



Comfrey Road

Stotfold, Hitchin,
Bedfordshire, SG5 4ER
£385,000

country
properties

This well presented 3 bedroom semi detached home offers a 15'ft living / dining room, Fully sound proofed Studio / Office and driveway for up to 2 cars.

Located on the popular 'Greenacres' development the property is just a short walk from local amenities, well-regarded schools, excellent commuter access to A507/A1 and mainline stations at nearby Letchworth & Arlesey.

- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- Driveway for up to 2 cars
- Well maintained throughout – Just move in!
- Converted garage into a home office / Studio which has been soundproofed and has storage space kept to the front of the garage
- Recently landscaped low maintenance front and rear gardens
- Fully boarded loft with ladder and light

INTERNAL

GROUND FLOOR

Entrance Hall

Tiled flooring. Radiator. Stairs rising to first floor. Doors leading to W/C, Kitchen and Living room/ diner.

Kitchen

10'6" x 7'4" (3.19 x 2.23) Fitted kitchen with a range of wall and base units and roll edge worksurfaces over. Inset one and a half bowl stainless steel sink and drainer unit with mixer tap over. Gas hob. Integrated oven. Stainless steel extractor hood over. Tiled splashback. Space for fridge/freezer. Plumbing and space for washing machine. Cupboard housing a wall mounted gas boiler. Radiator. Tiled flooring. Double glazed window to front.

Cloakroom

White suite comprising low level WC and pedestal wash hand basin with tiled splashback. Tiled flooring. Radiator.

Living / Dining Room

15'1" x 14'8" (4.62 x 4.48 max) Dual aspect double glazed windows to rear and side. Double glazed French doors into rear garden. Wood effect flooring. Understairs storage cupboard. TV point. Two radiators.



FIRST FLOOR

Landing

Double glazed window to side. Loft access.
Doors into all rooms.

Bedroom One

12'2" x 7'10" (3.70 x 2.39) Double glazed window to rear. Built in wardrobes with sliding doors. Radiator. Carpet.

Bedroom Two

11' x 8'2" (3.36 x 2.50 max) Double glazed window to front. Carpet. Radiator.

Bedroom Three

7'6" x 6'8" (2.28 x 2.04) Double glazed window to rear. Radiator. Carpet.

Bathroom

Bathroom suite comprising panel enclosed bath with mains shower over and folding glass shower screen, pedestal wash hand basin and low level WC. Tiled splashbacks. Extractor fan. Radiator. Obscured double glazed window to front.

OUTSIDE

Front Garden and Driveway

Paved driveway for up to 2 cars. Wooden picket fence. Stones and pathway leading to front door.

Rear Garden

Rear garden has a paved patio area. Raised beds. Astroturf. External water tap. Storage Shed. Gated access to the front. Access to the Studio / Office.

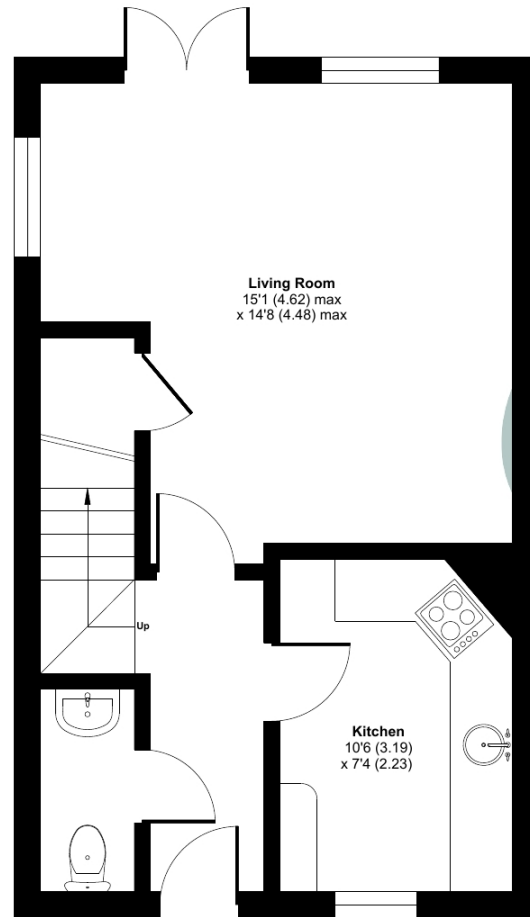
Garage

9'6" x 6'7" (2.89 x 2.00) Electric door. Light and plug sockets.

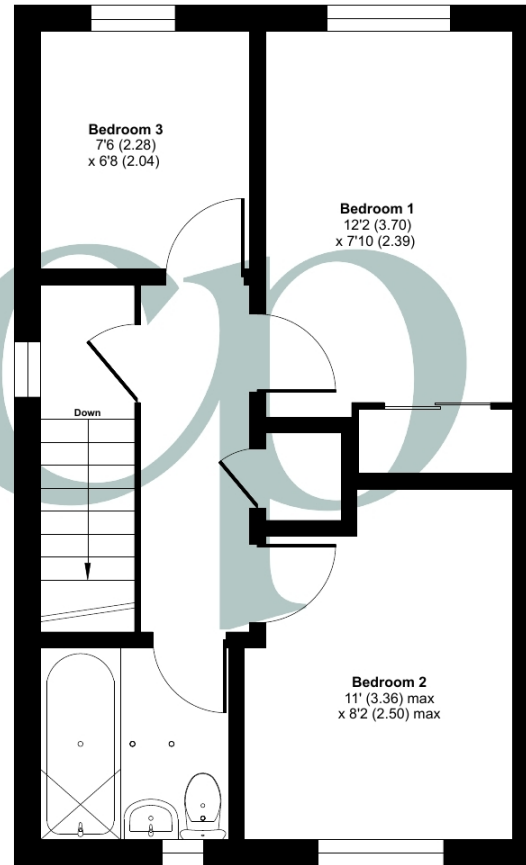
Studio / Office

11'4" x 6'7" (3.45 x 2.99) Sound Proofed. Light and plug sockets. Fan.



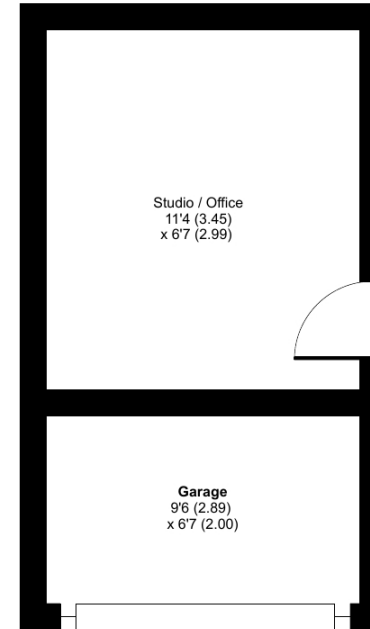


GROUND FLOOR



FIRST FLOOR

Approximate Area = 754 sq ft / 70 sq m
 Garage = 58 sq ft / 3.5 sq m
 Studio/Office = 111 sq ft / 7 sq m
 Total = 923 sq ft / 80.5 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 90 |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | 76 |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1273505

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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